



75 School Lane, Caverswall, Stoke-on-Trent ST11 9EN
Offers around £205,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

Charming Two-Bedroom Bungalow in the Desirable Village of Caverswall

Set within the sought-after village location of Caverswall, this well-established two-bedroom bungalow presents an ideal opportunity for those seeking comfortable single-storey living in a peaceful yet well-connected setting.

The accommodation comprises a welcoming entrance porch leading into a spacious lounge, featuring a striking stone fireplace with an integrated fire and large windows that flood the room with natural light. The cream-fitted kitchen with adjoining dining area offers a practical and pleasant space for both everyday living and entertaining. The property includes two well-proportioned bedrooms and a traditional-style bathroom, all arranged for convenient ground-floor living. Externally, the bungalow occupies a generous plot with a block-paved driveway providing ample off-road parking. To the rear, a paved patio leads down a few steps to a delightful, lawned garden—perfect for relaxing or gardening enthusiasts. A detached garage offers additional storage or workshop potential.

This home combines village charm with functional living space, making it an excellent prospect for downsizers, first-time buyers, or those looking for a peaceful retreat.



The Accommodation Comprises

Entrance Porch

1'4" x 5'5" (0.41m x 1.65m)

Entry via a UPVC front entrance door.

Lounge

19'6" (max) x 11'0" (5.94m (max) x 3.35m)

A bright and welcoming lounge featuring a charming stone fireplace with wooden mantel and elegant marble hearth, complete with an inset electric fire. Dual-aspect UPVC windows to the front and side flood the room with natural light, while two radiators ensure warmth and comfort year-round.

Kitchen/ Dining Area

9'7" x 12'3" (max) (2.92m x 3.73m (max))

A well-appointed cream kitchen featuring a range of high and low level units providing ample storage and workspace. Includes a stainless steel sink unit with mixer tap positioned beneath a UPVC double glazed window, space for a freestanding Creda electric cooker, and under-counter plumbing for an automatic washing machine. Finished with a tiled floor and part tiled walls, the space also benefits from a double radiator and a wall-mounted Vaillant gas central heating boiler.

Bedroom One

9'10" x 9'10" (3.00m x 3.00m)

A comfortable double bedroom featuring built-in wardrobes with overhead storage, offering excellent space-saving solutions. A UPVC double glazed window provides natural light and a pleasant outlook.

Inner Passage

2'7" x 9'1" (0.79m x 2.77m)

Having a built in cupboard off.

Bedroom Two

8'11" x 9'10" (2.72m x 3.00m)

A well-proportioned room benefiting from a built-in wardrobe, single radiator, and a UPVC double glazed window offering natural light and ventilation.

Bathroom

6'4" x 8'6" (1.93m x 2.59m)

A traditional bathroom comprising a panel bath, pedestal wash hand basin, and low flush WC. Finished with fully tiled walls and tiled flooring, the room also features a chrome heated towel rail and a UPVC double glazed window.

Outside

The bungalow is set on a delightful plot, accessed via gated entry leading to a block-paved driveway that provides ample off-road parking. The driveway continues along the side of the property, bordered by timber panel fencing, and is complemented by a neatly lawned front garden with an established hedge offering privacy.

To the rear, the block paving extends into a generous patio area—perfect for outdoor seating and entertaining—which wraps around the property and leads down via steps to a beautifully maintained lawned garden. The garden also features a selection of well-stocked flower borders, adding colour and charm to this peaceful outdoor space.

Detached Garage

A useful detached garage equipped with light and power, ideal for storage or workshop use. Features include a UPVC side courtesy door and a UPVC double glazed window.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

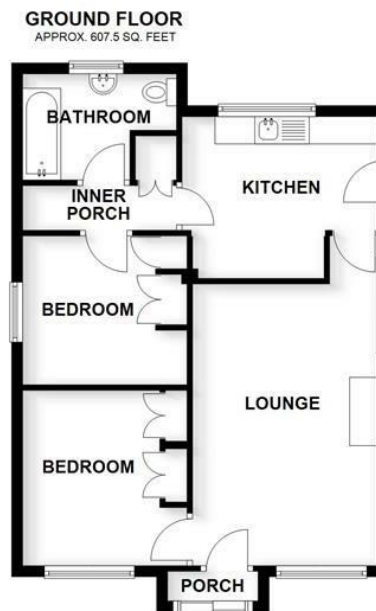
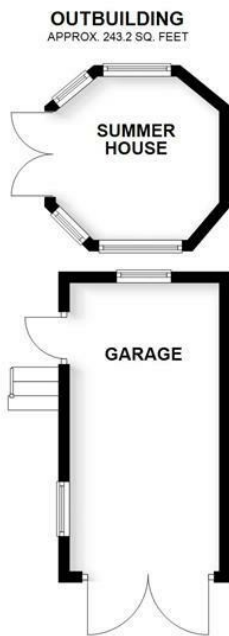
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.







TOTAL AREA: APPROX. 850.7 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

